

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 20, 2005

Division: Administration

Bulk Item: Yes ☐ No ☒

Department: Administration

Staff Contact Person: Tom Willi

AGENDA ITEM WORDING:

Discussion and consideration of the possible sale of County owned property located on Cudjoe Key. Described as Cudjoe Gardens Eighth Edition, Block 23, Lots 2&3, located proximate to the substation property.

ITEM BACKGROUND:

On December 2, 2004, Mr. Ronald Stetts sent a letter to the County inquiring about the feasibility of purchasing vacant, county owned property next to the Sheriff's substation located on Cudjoe Key. Mr. Stetts advised he was seeking the property to build a garage to store cars on the parcel.

Staff advised and the County Attorney verified that the properties in question are deed restricted. The restriction for Lot 3 requires the proceeds of the sale of the property to be utilized to construct quarters for the ambulance crew "so a complete sub-station can be maintained on Lot 1 as agreed to in original gift of lot, on or before January 11, 1994." The Lot 2 restriction states "any use of this lot subject to sellers approval".

Sale of this parcel would require a competitive process per applicable State Statute.

Fire Administration has opined that the expansion of the Cudjoe sub-station is not logical due to the proximity of the existing Sugarloaf facility and the need to add a station in the upper Summerland Key area.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: NA

BUDGETED: Yes ☐ No ☐

COST TO COUNTY: NA

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes ☐ No ☐ **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty _____ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL: Thomas J. Willi
(TYPE NAME HERE)

DOCUMENTATION: Included ☒ Not Required ☐

DISPOSITION: _____

AGENDA ITEM # _____

WARRANTY DEED
STATUTORY
§ 5. 609.02

RANCO FORM 5 (PHOTO)

This Indenture,

Made this ^{9th} day of March, A. D. 1992 Between

Vincent M. Drost and Wilver I. Drost, husband and wife,
of the County of Monroe, in the State of Florida, part 1es of the first part, and
Monroe County, a Subdivision of the State of Florida,
of the County of Monroe, in the State of Florida, whose post office address is
500 Whitehead Street, Key West, Florida 33040
part Y of the second part.

Witnesseth, That the said part 1es of the first part, for and in consideration of the sum of
A Gift
to in hand paid by the said part of the second part, the receipt whereof is hereby acknowl-
edged, ha granted, bargained, and sold to the said part of the second part, heirs
and assigns forever, the following described land, situate, and being in the County of Monroe
State of Florida, to-wit:

Lot Two (2), Block Twenty Three (23), Cudjoe Gardens Eighth Addition,
Cudjoe Key, Monroe County, Florida, According to the plat thereof as
recorded in Plat Book 7, Page 16, of the Public Records of Monroe
County, Florida.

Subject to any easements, restrictions and conditions of record,
especially those in Official Record 823, Pages 1135 to 1137, of the
Public Records of Monroe County, Florida. Subject to oil, gas and
mineral rights of record, if any.

Any use of this lot subject to Sellers' approval.

No house shall be built on this lot 2, Block 23 as long as we, the
givers of said lot 2, block 23, are living on lot 12, block 5, of
Cudjoe Gardens.

And the said part 1es of the first part do hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Kay G. Finley
Kay G. Finley
Diana Curtis Reis
Diana Curtis Reis

Vincent M. Drost
Vincent M. Drost
Wilver I. Drost
Wilver I. Drost

STATE OF FLORIDA,
COUNTY OF Monroe

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Vincent M. Drost and Wilver I. Drost, husband and wife,

personally
to me, known to be the person or persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
March A. D. 1992 9th day of

Recorded in Official Records 2-12
in Monroe County, Florida
Record Verified

DANNY L. KOLHAGE

Notary Public, State of Florida

My Commission Expires Oct. 31, 1993

Notary Public, State of Florida

This Instrument prepared by: Vincent M. Drost
Address 100 Drost Drive - Cudjoe Gardens
Summerland Key, Florida 33042

DEC 12 08 PM 07:46

730035

WARRANTY DEED
STATUTORY
P. 5, 609.01

RAMCO FORM 5 (PHOTO)

This Indenture,

Made this 9th day of March A. D. 1992, Between
 Vincent M. Drost and Wilver I. Drost, husband and wife,
 of the County of Monroe In the State of Florida part ies of the first part, and
 Monroe County, a Subdivision of the State of Florida,
 of the County of Monroe In the State of Florida whose post office address is
 500 Whitehead Street, Key West, Florida 33040
 part Y of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
 A Gift Dollars,
 to in hand paid by the said part of the second part, the receipt whereof is hereby acknowl-
 edged, he granted, bargained, and sold to the said part of the second part, heirs
 and assigns forever, the following described land, situate, and being in the County of Monroe
 State of Florida to-wit:

Lot Three (3), Block Twenty Three (23), Cudjoe Gardens Eighth Addition,
 Cudjoe Key, Monroe County, Florida, according to the plat thereof as
 recorded in Plat Book 7, Page 16, of the Public Records of Monroe
 County, Florida.

Subject to any easements, restrictions and conditions of record,
 especially those in Official Record 823, pages 1135 to 1137, of the
 Public Records of Monroe County, Florida. Subject to oil, gas and
 mineral rights of record, if any.

When Said lot is sold or built on, the proceeds of value thereof shall
 be used for quarters on lot 1, block 23, for for Ambulance Crew so a
 a Complete sub-station can be maintained on lot 1 as agreed to in
 original gift of lot, on or before January 11, 1994.

And the said part ies of the first part do hereby fully warrant the title to said land, and will defend the
 same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their
 hands and seal s the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature: D. Curtis Ray]
 D. CURTIS RAY
[Signature: Kay G. Finley]
 KAY G. FINLEY
 STATE OF FLORIDA,
 COUNTY OF Monroe

[Signature: Vincent M. Drost]
 VINCENT M. DROST
[Signature: Wilver I. Drost]
 WILVER I. DROST

I HEREBY CERTIFY that on this day, before me, an
 officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
 Vincent M. Drost and Wilver I. Drost, husband and wife,
 personally known to me the persons described in and who executed the foregoing instrument and they acknowledged
 before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
 March A. D. 19 92

Recorded in Official Records Book
 in Monroe County, Florida
 Record Verified

DANIEL L. KOLMAR, Notary Public, State of Florida
 My Commission Expires Oct. 31, 1995
 Should This Copy Be - Incomplete

This Instrument prepared by: Vincent M. Drost
 Address 100 Drost Drive - Cudjoe Gardens
 Summerland Key, Florida 33042

GITE 1208 PAGE 0745

730034

FILED FOR RECORD
 92 APR 15 AM 10:25
 DANIEL L. KOLMAR
 NOTARY PUBLIC, FL
 MONROE COUNTY, FL

RECEIVED

DEC - 2 2004

COUNTY ADMINISTRATOR

December 1, 2004

Ronald C Stetts
20872 1st Avenue West
Cudjoe Key FL 33042
305-745-9001

Dear Mr Willi,

I am interested in purchasing a lot that the county owns in Cudjoe Garden. There are two lots adjacent to our property. I am interest in is BK 23 LT 3 Cudjoe Gardens Eighth Additon PB7-16 and also BK23 LT 2. I believe this would be all the property from our house to the corner, which is across the street from the sheriff's substation.

I would like to put a garage on and would need either the whole lot or half of a lot to meet the set backs and to do a nice attractive addition.

I are very flexible with the amount of property the county would be willing to sell us. Either all the lots or we could get the job done with half of a lot.

Please consider this request and notify me of your decision.

Thank you.

Sincerely


Ronald C Stetts

DPW
See attached -
any comments?
JWS
12/10/04